

Annex to 2010 Association of Bay
Area Governments
Local Hazard Mitigation Plan
Taming Natural Disasters

City of Union City





Table of Contents

Introduction	3
The Regional Planning Process	4
The Local Planning Process	4
<i>Review and Incorporation of Existing Information</i>	5
<i>Process for Updating Plan Sections</i>	5
<i>Review of Existing Reports, Studies, and Plans</i>	5
<i>Public Meetings</i>	5
Hazards Assessment	6
Past Occurrences Of Disasters (natural and human-induced)	6
Risk Assessment	7
<i>Urban Land Exposure</i>	7
<i>Infrastructure Exposure</i>	9
<i>Exposure of City-Owned Buildings, Plus Critical Healthcare Facilities and Schools</i>	10
<i>Repetitive Loss Properties</i>	11
<i>Other risks</i>	11
National Flood Insurance Program	11
Mitigation Goals and Objectives	13
Mitigation Activities and Priorities	13
<i>Evaluation and Progress from 2005 Plan</i>	13
<i>Future Mitigation Actions and Priorities</i>	13
<i>On-Going Mitigation Strategy Programs</i>	14
Incorporation into Existing Planning Mechanisms	16
Plan Update Process	16
Mitigation Plan Point of Contact	17
Exhibit A - Union City	18
Exhibit B - Public Meeting Announcements	19
Exhibit C - Future Mitigation Actions and Priorities	22
Exhibit D - Union City Mitigation Strategy Spreadsheet	23



Introduction

The City of Union City is located in Alameda County on the east side of the San Francisco Bay. Union City is bounded by the city of Hayward on the north and west sides, the city of Fremont on the south and east sides (see **Exhibit A**). Incorporated in 1959, Union City encompasses approximately 11,520 acres or 18 square miles. The western half of the city lies on a flat coastal plain and is intensely developed, while the remainder is comprised of hillside areas devoted mainly to agricultural activities (i.e., grazing) and permanent open space. Given the physical constraints in and around the city (i.e., the saltwater marshes to the west, city of Fremont, city of Hayward, and the hilly eastern topography), significant expansion of the current city limits is unlikely.

The 2010 Census identifies Union City's population as 69,516, making Union City the 9th largest incorporated city in Alameda County. Single family residential development is the predominant land use in the community. The city also has a sizable industrial base located primarily in three industrial parks. Commercial activities are generally limited to those uses serving the immediate needs of residential neighborhoods; although Union Landing offers regional shopping opportunities that were not available in Union City previous to late 1990s.

City facilities include city hall/police administration, a corporation yard, four fire stations, and 10 community facilities (including community centers, the historical museum, the county library and other miscellaneous facilities). The City maintains a staff of approximately 218 full-time employees during most of the year. Through the summer months, approximately 173 part-time employees are brought on to operate summer recreational programs.

Over the past few years, the City has seen a significant decline in its general fund budget from \$42.7 million in FY 08-09 to expected revenues of \$36.5 million in FY 10-11. As a result of an ongoing drop in revenues to the City, there has been a significant reduction in staff through attrition, retirements, and layoffs. In an effort to continue to provide comprehensive fire services while revenues have declined, the City dissolved the Union City Fire Department and contracted with Alameda County Fire Department for fire services, starting July 1, 2010.

Geographically, Union City is bound by bay lands to the west and open hillsides to the east. The Hayward Fault is located immediately east of Mission Boulevard at the base of the hills. Several streams, creeks and flood control facilities cross Union City to carry storm waters to the Bay. These natural conditions of open hillsides, waterways and fault lines could contribute to certain hazards, including earthquakes, flooding, and wildfires. Even with these threats, Union City has not opened its EOC in the past 10 years.



The Regional Planning Process

Union City staff and elected officials participated in various ABAG workshops, conferences, and meetings, including:

- Wildfire Workshop: July 2, 2009,
- Flooding Workshop: July 7, 2009
- Building Official Workshop: July 1, 2009
- ABAG Regional Planning Committee Meetings: April 2, 2008, October 1, 2009, Dec 3, 2009, April 1, 2009, June 3, 2009, Aug 5, 2009, Oct 7, 2009
- ABAG Executive Board Meeting: Sept 17, 2009

For more information on these meetings and for rosters of attendees, please see Appendix A and H in the ABAG Multi-Jurisdictional Local Hazard Mitigation Plan 2010 (MJ-LHMP). In addition, Union City has provided information on facilities that are defined as “critical” to ABAG.

The Local Planning Process

Representatives from multiple city departments met on a regular basis to identify and prioritize appropriate mitigation strategies. Personnel involved in these meetings included senior management and staff from the City Manager’s Office, Leisure Services Department, Union City Fire Department, Police Department, Public Works Department, Planning Division and the Building Division.

The departments met as a group, and then planning staff met with each department or division individually to review the detailed mitigation strategies. Final drafts of the strategies were circulated to each participating staff members for final review.

The meetings discussed the mitigation strategies, prioritized said strategies, and reviewed preliminary budgets and potential funding sources for strategies designated as “High” priority for city-owned-and-operated facilities. Each person was responsible for communicating existing efforts and thoughts on appropriate future action in their area of expertise. Finally, the draft priorities listing was provided to the program team so that they could review the strategy priorities with the specific members of their department responsible for implementing them, as well as to review preliminary budgets and potential funding sources for strategies designated as “High” priority. The Planning Division, for example, discussed the strategies with staff responsible for implementing the strategies listed as being the responsibility of that Division.



Review and Incorporation of Existing Information

This process involved consideration of both the hazard and risk information developed by ABAG and discussed in the overall multi-jurisdictional Local Hazard Mitigation Plan, as well as the assessments of the age and construction type of structures owned by the city and described on page 7-13. These meetings also discussed the Safety Element of the General Plan, Climate Action Plan and Capital Improvement Plan already in place at the city, as well how these plans could be best integrated with this Local Hazard Mitigation Plan Annex.

Process for Updating Plan Sections

The City of Union City did not participate in the 2005 multi-jurisdictional Local Hazard Mitigation Plan. Thus, none of the sections in this Annex are updates of a prior Annex.

Review of Existing Reports, Studies, and Plans

The following documents were reviewed and incorporated into this annex in addition to those documents referenced in Appendix A of the regional plan.

Existing plans, studies, reports, and technical information	Method of incorporation into the jurisdiction annex
Union City General Plan, Health and Safety Element	Hazards Assessment and priority mitigation actions
Capital Improvements Plan	Priority mitigation actions and programs
Union City Emergency Response Plan	Priority mitigation actions and programs

Public Meetings

Union City held three local, community meetings and posted the draft Local Hazards Mitigation Plan on the Union City web site for public review and comment. **Exhibit B** documents public notices and web postings for meetings and public input. A public hearing was held at the City Council on August 25, 2009, which was followed up by two public meetings that were held on September 14, 2009 and September 21, 2009. Outreach to the community included published public notices in the Tri-City Voice newspaper and on the Union City web page, and notices were distributed to youth sports organizations and teams, religious organizations, the Chamber of Commerce and their members, and CERT (Community Emergency Response Team), and neighborhood Block Captains. The Plan was available on the City’s web page from August 21, 2009 through September 21, 2009. A special email address was created to accept public comment for the Local Hazards Mitigation Plan.

One public comment letter was received. The focus of the letter stressed the importance of CERT as an organization to assist with public outreach, training, and the dissemination of emergency preparedness information. CERT was coordinated through the Union City Fire



Department; however, with the dissolution of the Union City Fire Department (and contracting with Alameda County Fire Department), CERT has moved to the City Manager's office. Through this restructuring, CERT has emerged as a stronger, more independent organization that is striving to expand its community outreach and training.

Union City is committed to improving public participation when this plan is updated in five years. To improve this process, Union City will consider writing letters to the editor of local newspapers in its service area to promote wider public knowledge of the process.

The City Council will adopt the Plan in a public meeting via an official Resolution upon pre-approval by FEMA. The mitigation strategies will become an implementation appendix of the Health and Safety Element of the Union City General Plan.

Hazards Assessment

The ABAG Multi-Jurisdictional Local Hazard Mitigation Plan, to which this is an annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Maps of these hazards and risks are shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

Union City has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), flooding (including dam failure), wildfire, and landslides (including unstable earth) pose a significant risk for potential loss. Union City does not face any natural disasters not listed in the ABAG multi-jurisdictional plan.

While Union City has undertaken some hazard mapping activities since the first Health and Safety Element was prepared, all of these maps are less detailed and are not as current as those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

This conclusion was based on the hazard exposure information for Union City's facilities, as well as past occurrences of disasters impacting Union City described in the following section.

Past Occurrences Of Disasters (natural and human-induced)

Union City has experienced a number of disasters and emergencies over the past 50 years, including earthquakes, floods, droughts, wildfires, energy shortages, civil disturbances, landslides, and severe storms.

Even though Union City was not significantly damaged by past earthquakes (the Loma Prieta Earthquake of 1989) or impacted by wildfires (the Oakland Hills firestorm of 1991), the location of the Hayward Fault in Union City poses a significant risk for the community. If a serious



quake were to occur on the southern portion of the Hayward Fault, Union City could sustain significant damage and public services could be seriously disrupted.

Landslides and wildfires are also a threat to Union City with approximately 5000 acres of open hillsides to the east and open bay lands to the west. Alameda Creek, a major flood control facility, includes several upstream dams that could cause flooding in Union City if one or more of the dams fail. Other, smaller creeks traverse the city and have flooded from time-to-time during significant storms. Most recently, during the El Nino winter of 1997-98, Dry Creek flooded at Mission Boulevard (State Highway 238) causing damage on the adjacent properties and in the nearby Decoto Neighborhood. Since then, Caltrans has improved the culvert under Mission Boulevard to increase stormwater capacity and address the flooding issue.

The City has also been impacted by drought in 1976-77 and 1987-88, energy shortages during 2000 and 2001, and civil disturbances in 1974. A list of past incidents is listed below:

- In 1974 William Cann, Police Chief, was assassinated during a time of community unrest.
- 1976-77 and 1987-88 – Drought dramatically impacted northern California
- 1997-98 – Heavy rains during this El Nino winter caused Dry Creek to flood, which caused damage to the Dry Creek Apartments and the Decoto Neighborhood.
- 2000 and 2001 – An energy shortage that was caused by manipulation of the energy markets resulted in disrupted energy service to Union City.
- February 27, 2010 – Chile Earthquake/Tsunami. The State EOC activated. Alameda County EOC monitored situation and alerted local EOCs, including Union City.
- Annually, the Union City Fire Department (now Alameda County Fire Department) provides mutual aid to other communities during the height of the wildfire season or during other emergencies, such as the San Bruno gas line explosion.
- Weather, Summer Heat and Winter Cold. During weather extremes Union City Fire Department (now Alameda County Fire Department) monitors situations within the community.

More information on State and Federally declared disasters in Alameda County can be found at <http://quake.abag.ca.gov/mitigation/disaster-history.html>.

Risk Assessment

Urban Land Exposure

The City of Union City examined the hazard exposure of Union City's urban land based on information in ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. The



“2005 Existing Land Use with 2009 Mapping” file was used for this evaluation (in the existing plan, the file used was “Existing Land Use in 2000”).

In general, the hazard exposure has increased in Union City over time as the amount of urban land increases. In the last 5 years, 110 acres of land have been converted from farmland or underutilized land to intensive urban development, including the Summerhill subdivision on Lowry Road, Masonic Homes’ Acacia Creek development, and development of the Pacific States Steel site.

Exposure (acres of urban land)			
Hazard	Plan Year 2005	Plan Year 2010	Change
<i>Total Acres of Urban Land</i>	6,299	6,571	272
Earthquake Faulting (within CGS zone)	319	305	(14)
Earthquake Shaking (within highest two shaking categories) ¹	6,299	6,555	256
Earthquake-Induced Landslides (within CGS study zone)	143	195	52
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	3,804	2,476	(1,328)
Flooding ² (within 100 year floodplain)	897	675	(222)
Flooding (within 500 year floodplain)	102	101	(1)
Landslides (within areas of existing landslides)	146	204	190
Wildfire (subject to high, very high, or extreme wildfire threat)	39	54	15
Wildland-Urban Interface Fire Threat	1,933	2,088	155
Dam Inundation (within inundation zone)	4,247	4,459	212
Sea Level Rise ³	not applicable		
Tsunamis ⁴ (within inundation area)	not applicable		
Drought ⁵	6,299	6,571	272

¹ The Hayward fault runs through the City.

² The actual urbanized acreage in the 100 year and 500 year flood zone is significantly less from what is shown. Actual urbanized land in Union City that is in the flood zone is approximately 250 acres. Current FEMA and ABAG flood maps do not reflect developed areas that have received a LOMR or a LOMA, or lands that are in open space designations and not available for development.

³ The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.

⁴ Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Acres of exposed land are not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

⁵ The entire urbanized area of Union City is subject to drought.



Infrastructure Exposure

The City of Union City also examined the hazard exposure of infrastructure within the jurisdiction based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 188 miles of roadway in the City of Union City, the following are exposed to the various hazards analyzed.

Exposure (miles of infrastructure)						
Hazard	Roadway		Transit		Rail	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Miles of Infrastructure</i>	188	192	2	4	17	18
Earthquake Shaking (within highest two shaking categories)	186	192	2	4	17	18
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	111	82	1	1	8	3
Liquefaction Hazard (within CGS study zone)	114	129	0	0	6	6
Earthquake-Induced Landslides (within CGS study zone)	7	1	0	0	0	0
Earthquake Faulting (within CGS zone)	6	4	0	0	0	0
Flooding (within 100 year floodplain)	20	7	0	0	1	1
Flooding (within 500 year floodplain)	3	4	0	0	3	1
Landslides (within areas of existing landslides)	6	4	0	0	6	0
Wildfires (subject to high, very high, or extreme wildfire threat)	17	1	0	0	0	0
Wildland-Urban Interface Fire Threat	58	66	1	2	5	5
Dam Inundation (within inundation zone)	122	145	1	1	9	10
Sea Level Rise ¹	not applicable					
Tsunamis ²	not applicable					
Drought ³	not applicable					

¹ The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.

² Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. Miles of exposed infrastructure is not an appropriate analysis for this hazard. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

³ Drought is not a hazard for roadways.



Exposure of City-Owned Buildings, Plus Critical Healthcare Facilities and Schools

Finally, Union City examined the hazard exposure of critical health care facilities and schools located within the City based on the information on ABAG’s website at <http://quake.abag.ca.gov/mitigation/pickcrit2010.html>. Union City provided a list of the critical facilities it owns to ABAG. ABAG provided a detailed assessment of the hazard exposure of each of its facilities. The following number of facilities is exposed to the various hazards analyzed.

Exposure (number of facility types)								
Hazard	Hospitals		Schools		Locally owned critical facilities		Locally owned bridges and interchanges	
	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010	Plan Year 2005	Plan Year 2010
<i>Total Number of Facilities</i>	7	7	14	16	13	13	18	18
Earthquake Shaking (within highest two shaking categories)	7	7	14	16	13	12	16	17
Liquefaction Susceptibility (within moderate, high, or very high liquefaction susceptibility)	2	1	6	3	4	2	7	7
Liquefaction Hazard (within CGS study zone)	3	3	7	7	4	4	8	8
Earthquake-Induced Landslides (within CGS study zone)	0	0	0	0	0	0	2	0
Earthquake Faulting (within CGS zone)	0	0	0	0	0	0	0	0
Flooding (within 100 year floodplain)	0		1		2		0	
Flooding (within 500 year floodplain)	0	0	0	0	0	0	0	0
Landslides (within areas of existing landslides)	0	0	0	0	0	0	0	0
Wildfires (subject to high, very high, or extreme wildfire threat)	0	0	0	0	0	0	0	0
Wildland-Urban Interface Fire Threat	0	1	3	6	4	6	3	3
Dam Inundation	4	4	9	8	9	8	8	8



Sea Level Rise (exposed to 16in sea level rise) ¹	-	0	-	4	-	2	-	1
Sea Level Rise (exposed to 55in sea level rise) ²	-	0	-	5	-	3	-	2
Tsunamis ³ (within inundation area)	-	0	-	0	-	0	-	0
Drought ⁴	-	-	-	-	-	-	-	-

¹ Sea level rise data was not available in 2005

² Sea level rise data was not available in 2005

³ Tsunami evacuation planning maps were not available inside the San Francisco Bay in 2005. This map became available in December 2009. It should be noted that this map is not a hazard map and should be used for evacuation planning purposes only. The inundation line represents the highest inundation at any particular location from a suite of tsunami sources. It is not representative of any single tsunami.

⁴ Drought will not affect locally owned facilities directly.

Repetitive Loss Properties

There is one repetitive loss properties in the Union City based on the information provided to the City by FEMA, June 25, 2010. Union City had one repetitive loss property that was outside the flood plain. This was a multi-family property adjacent to Dry Creek at Mission Boulevard (State Highway 238). Since the flooding, Caltrans has completed improvements under Mission Boulevard to facilitate storm runoff.

Other risks

The City of Union City plans to continue to work with ABAG to improve the risk assessment information being compiled by ABAG, including updates to the FEMA flood maps so that flood risk is accurately reflected. The FEMA flood maps do not include updates where properties have received a Letter of Map Revision (LOMR) or a Letter of Map Amendment (LOMA).

Additionally, urbanized land in the flood zones in the ABAG spread sheets may be overstated. The urbanized land totals may be including land that is designated as open space and, therefore, not available for development. Based upon City staff review, it is estimated that there is approximately 250-300 acres of urbanized land that remains in the flood zone as opposed to the 675 acres that is reflected in the above table.

National Flood Insurance Program

The City of Union City has participated in the National Flood Insurance Program (NFIP) since August 18, 1972. On May 27, 2010, the NFIP staff conducted a Community Assistance Visit. The purpose of the meeting was to provide Union City staff with the most current information on NFIP, discuss any local concerns, and assess the city's enforcement of the local flood plain



management ordinance that was adopted to meet requirement of the NFIP. As a result of the meeting, NFIP staff identified amendments that should be made to Chapter 18.98 of the Municipal Code, Floodplain Combining District. Staff is currently preparing an amendment to the Floodplain Combining District and it should be completed by February, 2011.

Union City has effectively implemented the NFIP since the community joined in 1972. New development continues to meet the required standards identified in the Floodplain Combining District ordinance. The biggest hurdle for the City in effectively implementing the NFIP is ensuring that the current FEMA base map information is up-to-date and accurate.

Union City has an established policy to ensure compliance with NFIP. The process requires Public Works Department, Planning Division and Building Division to work together when new projects are reviewed through the administrative or discretionary entitlement and building permit processes. In summary, the procedure is as follows:

- 1) Public Works staff will make a determination on whether a proposed project is in the flood zone.
- 2) The proposed project will be brought to the Development Review Committee (DRC), which includes staff from several city departments, as well as Building and Planning staff. The Public Works staff will condition the project to require appropriate engineering documentation to ensure that new construction is built outside the floodplain.
- 3) After proper administrative or discretionary approval has been obtained, the applicant/owner shall submit grading plans to the Public Works Department for review and approval. A note will be placed on the approved grading plan that an elevation certificate demonstrating that the structures and surrounding ground are located above the base flood elevation shall be submitted to the City prior to inspection and approval of the building frame.
- 4) The Building Division will also require an elevation certificate prior to inspection/approval of the building frame. This requirement would be included on the approved plans.
- 5) On or before the building frame inspection, when a finish floor elevation can be verified, the Building Division will require a completed Elevation Certificate that is prepared by a state licensed engineer. The Elevation Certificate will demonstrate the elevation of the structure and surrounding grounds are built higher than the Base Flood elevation to the satisfaction of FEMA. The Building Division will collect a fee and submit the form to FEMA for review and approval
- 6) If an Elevation Certificate is not submitted in the timeline required, the City will issue a stop work and withhold utilities.
- 7) If and when FEMA approves the Elevation Certificate and returns a Letter of Map Revision (LOMR) to the City, which effectively removes the structure from the flood zone, the original LOMR will be filed with the Public Works Department and a copy will be filed in the Building Division street file for the project.



In 2010, there were 133 flood insurance policies in effect in Union City, totaling \$27,081,200 in coverage. Since joining the NFIP, there have been 19 paid losses totaling \$499,245 and no substantial damage claims. There have been two repetitive loss claims on one building in the X zone totaling \$385,555. This building is located near Dry Creek at Mission Boulevard (State Highway 238); and since the flooding incidents, Caltrans has improved the drainage culvert under Mission Boulevard. No future flooding in this area is expected.

Currently, Union City does not participate in the Community Rating System. This is primarily due to the lack of staff to oversee and implement the program.

Mitigation Goals and Objectives

The goal of the ABAG MJ-LHMP is to maintain and enhance a disaster-resistant region by reducing the potential for loss of life, property damage, and environmental degradation from natural disasters, while accelerating economic recovery from those disasters. This goal is unchanged from the 2005 ABAG plan and is also a local goal for Union City in designing its mitigation program.

Mitigation Activities and Priorities

Evaluation and Progress from 2005 Plan

Union City did not participate in the 2005 Plan. However, most, if not all, of the on-going mitigation strategies identified below were in place in 2005.

Future Mitigation Actions and Priorities

As a participant in the 2010 ABAG multi-jurisdictional planning process, Union City helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan.

However, the decision on specific priorities for Union City was made by the team identified in the section on the Planning Process, and reviewed by Union City management staff. The decision on the priority was made based the hazards and risks present in the city, as well as the hazards and risks specific to city-owned facilities, and past occurrences of natural disasters. The decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage. The decision was also made to best leverage the implementation mechanisms available to the city, including the Capital Improvement Program budget, the Safety Element of the General Plan, and the Climate Action Plan. This list includes implementation processes, funding strategy, responsible agency, and approximate time frame. Representatives from multiple departments met to identify and prioritize mitigation strategies for 2010.



The 2010 mitigation strategies were submitted to public review and the review of the City Council. The draft priorities will be provided to the City Council for adoption pending approval of this LHMP by FEMA. A table illustrating *Future Mitigation Actions and Priorities* is attached as **Exhibit C**.

On-Going Mitigation Strategy Programs

The City has many on-going mitigation programs that help create a more disaster-resistant region. The following list highlights those programs identified as *Existing Programs* in the mitigation strategy spreadsheet. Others are on-going programs that are currently underfunded. It is the City's priority to find additional funding to sustain these on-going programs over time.

- Vulnerability assessments of City facilities and infrastructure (GOVT-a-1);
- Encourage joint meetings of security and operations personnel at critical facilities (GOVT-a-5);
- Ensure new government-owned facilities comply with stringent regulations imposed on privately-owned development (GOVT-a-10);
- Comply with all applicable codes and regulations when constructing/remodeling City-owned facilities; (GOVT-a-11, INFR-b-8);
- Offer CERT training to employees (GOVT-c-3);
- Participation in general mutual-aid agreements and agreements with adjoining jurisdictions for cooperative response to fires, floods, earthquakes, and other disasters (GOVT-c-13);
- Regulate and enforce location and design of street-address numbers (GOVT-c-16);
- Participation in FEMA's National Flood Insurance Program (GOVT-d-5);
- Pre-position emergency power generation at critical buildings (INFR-a-8);
- Replace overhead utilities with underground facilities. (INFR-a-12);
- Transit operator (UC Transit) in place for medical (or other) transport in an emergency (INFR-a-15);
- Develop a defensible space program (INFR-c-3);
- For new development, ensure minimum fire standards regarding access, road width, road clearance, onsite fire protection, fire breaks, etc. (INFR-c-4, INFR-c-5, INFR-c-6, INFR-c-7);
- Enforce provisions for storm water management per RWQCB (INFR-d-8);
- Establish and enforce zoning ordinance for hillside development (INFR-e-2);
- Require engineered plan sets for seismic retrofitting of 2-story homes (HSNG-b-2);
- Provide financial incentives for single-family homes retrofitting with Plan Set A or IEBC 2006 (HSNG-b-9);
- Require all new housing to comply with most recent California Building Code (HSNG-f-1);



- Require fire sprinklers in new homes, substantial additions and mixed-use building (HSNG-g-12, HSNG –g-13, HSNG-g-14);
- Conduct periodic fire-safety inspection of multi-family housing (HSNG-g-16);
- Require bracing of water heater and flexible coupling on gas appliances (HSNG-g-17);
- Ensure new development pays its fair share of improvements to storm drainage systems (HSNG-h-3);
- Enforce repair and reconstruction ordinance (HSNG-j-1);
- Sponsor the formation and training of CERT (HSNG-k-6);
- Institute Neighborhood Watch block captain and team programs (HSNG-k-8);
- Require engineered plan sets for soft-story seismic retrofits by private owners (ECON-b-1);
- Maintain lists of unreinforced masonry buildings (ECON-c-1);
- Adopt and amend as needed updated versions of the California Building and Fire Codes (ECON-e-4);
- Enforce provisions of code that require installation of smoke detectors and fire-extinguishing systems (ECON-e-5);
- Provide sandbags and plastic sheeting to businesses in anticipation of rainstorms, and provide information on locations for obtaining sandbags (ECON-f-4, ECON-f-5);
- Comply with California Environmental Quality Act (ENVI-a-1);
- Enforce and comply with grading, erosion, and sedimentation requirements by prohibiting discharge of concentrated storm water flows (ENVI-a-7);
- Enforce and comply with CUPA (ENVI-a-9);
- Stay informed of sea level rise and global warming (ENVI-b-1);
- Inventory global warming emissions in local government operations and in the community; set reduction targets and create an action plan (ENVI-b-2);
- Adopt and enforce land-use policies that reduce sprawl and create compact walkable urban communities (ENVI-b-3);
- Make energy efficiency a priority through building code improvements and retrofitting city facilities (ENVI-b-6);
- Practice and promote sustainable building practices using LEED program or similar system ((ENVI-b-8);
- Increase fuel efficiency of municipal fleet vehicles (ENVI-b-9);
- Increase recycling rates in local government and the community (ENVI-b-11);
- Enforce and comply with State-mandated requirements regarding development within Alquist Priolo Earthquake Fault Zones (LAND-a-1);
- Require site-specific geologic or geotechnical reports for development within landslide or liquefaction areas (LAND-a-2);
- Review new development proposals to ensure that they incorporate required and appropriate fire-mitigation measures (LAND-b-1);
- Establish and enforce requirement for new development so that site-specific designs and source control techniques manage peak storm water flows (LAND-c-1);



- Incorporate FEMA guidelines and suggested activities (LAND-c-2);
- Provide institutional mechanism to ensure flood control districts and wastewater agencies review and comment on projects (LAND-c-3);
- Enforce regulations regarding new construction within flood zones in compliance with federal requirements (LAND-c-4); and
- Enforce provisions to prevent grading on unstable slopes, review soils investigations by trained personnel, enforce grading and erosion ordinances, establish hillside ordinance (LAND-d-1, LAND-d-2, LAND-d-3, LAND-d-5).

Incorporation into Existing Planning Mechanisms

The City has several planning mechanisms which include:

- ◆ Union City General Plan Safety Element
 - ◆ Union City Capital Improvements Plan
 - ◆ Union City Climate Action Plan
- <http://acgov.org/cda/planning/landuseprojects/climateaction/index.htm>

The City has a Safety Element in its General Plan that includes a discussion of fire, earthquake, flooding, and landslide hazards. This plan will be adopted as an implementation appendix to the Safety Element. In addition, the City enforces the requirements of the California Environmental Quality Act (CEQA), which, since 1988, requires mitigation for identified natural hazards. The City has used these pre-existing programs as a basis for identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

There are no other planning mechanisms available to Union City that are appropriate to incorporate this plan.

Thus, for example, two priority mitigation strategy listed in Exhibit C are related to retrofitting or replacing Union City facilities and bridges. These retrofit activities are a priority for mitigation consistent with the Safety Element and this LHMP Annex being implemented by Public Works through the Capital Improvement budgeting process and Federal Highway Bridge Rehabilitation and Replacement funds and Proposition 1B funds.

Plan Update Process

As required Disaster Mitigation Act of 2000, the City of Union City will update this plan annex at least once every five years, by participating in a multi-agency effort with ABAG and other agencies to develop a multi-jurisdictional plan.

City staff will coordinate with other City departments and the Alameda County Fire Department to ensure that monitoring of this Annex will occur. The plan will be monitored on an on-going basis. However, the major disasters affecting Union City, legal changes, notices from ABAG as



the lead agency in this process, and other triggers will be used. For example, if a structural engineer determines that a major risk exists at more or more buildings or structures owned by Union City, the priority associated with upgrading those facilities will be re-evaluated. Finally, the Annex will be a discussion item on the agenda of the meeting of Department leaders at least once a year in April. At that meeting, the department heads will focus on evaluating the Annex in light of technological and political changes during the past year or other significant events. The Department leaders will be responsible for determining if the plan should be updated.

Union City is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The Economic and Community Development Department will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the City again plans to participate in the multi-jurisdictional plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including the County's Office of Emergency Services. Counties should then work together to identify another regional forum for developing a multi-jurisdictional plan.

Union City is committed to public participation. All Council meetings are open to the public and the public is invited to comment on items on the Agenda. The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the County will provide the opportunity for the public to comment on the updates. A public notice will be posted prior to the meeting to announce the comment period and meeting logistics. Union City is committed to improving public participation in the update process over the next five years. To improve this process, Union City will consider writing letters to the editor of local newspapers in its service area to promote wider public knowledge of the issues related to disaster mitigation and the planning process.

Mitigation Plan Point of Contact

Name: Joan Malloy
Title: Economic and Community Development Director
Mailing Address: 34009 Alvarado-Niles Road
Telephone: (510) 675-5327
Email: jmalloy@unioncity.org

Alternate Point of Contact

Name: Sheldon Gilbert
Title: Alameda County Fire Department, Fire Chief
Mailing Address: 835 East 14th Street, Suite 200, San Leandro
Telephone: (510) 618-3490
Email: sheldon.gilbert@acgov.org



Exhibit A - Union City

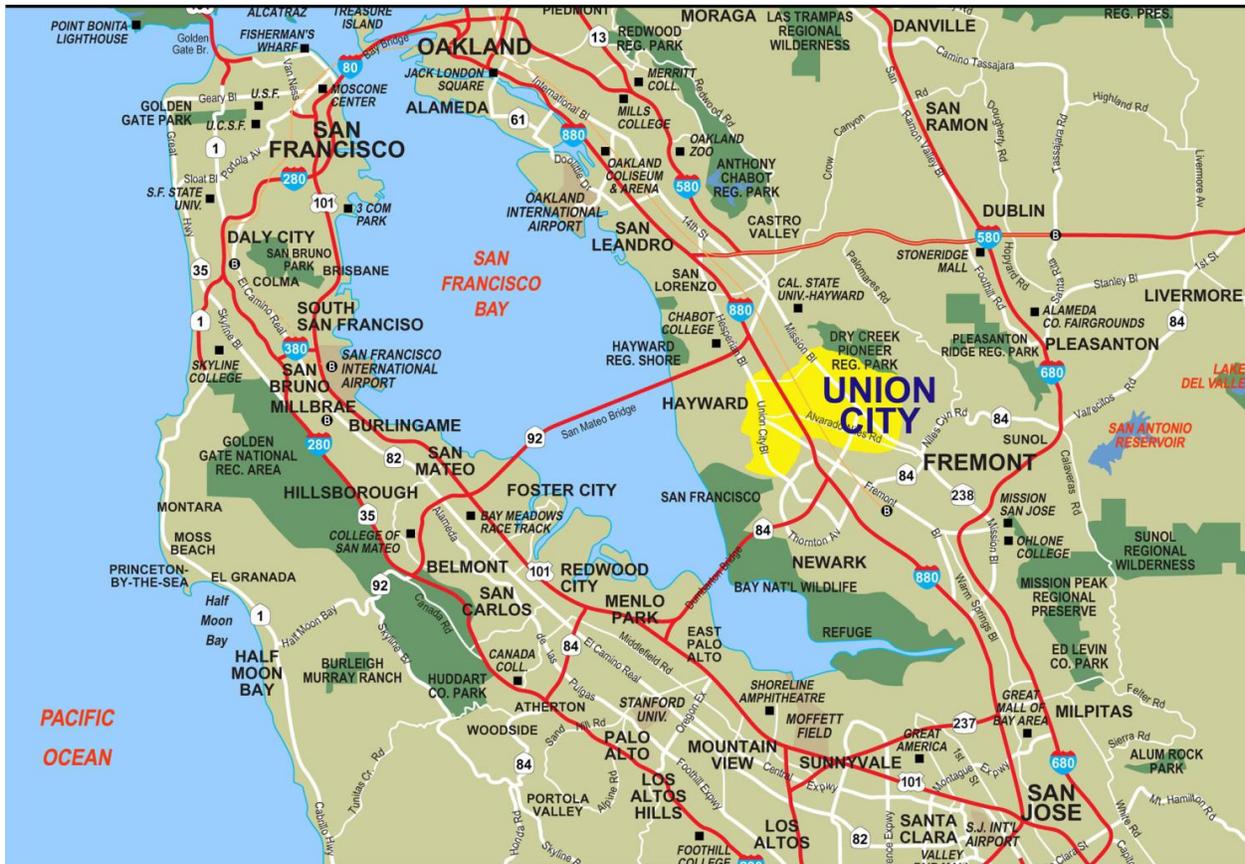




Exhibit B - Public Meeting Announcements

Union City Web Page for LHMP



Planning | Building | Neighborhood Preservation | Economic Development | ECD Staff | Redevelopment | Housing | Environmental Programs

- ECD Home**
- CONTACT A STAFF MEMBER
- PLANNING COMMISSION
- AGENDAS & MINUTES
- GENERAL PLAN
- PEDESTRIAN AND BICYCLE MASTER PLAN
- PERMITS
- BUSINESS LICENSING
- DIRECTIONS TO CITY HALL
- ARCHIVES

- Community**
- GOING GREEN IN UNION CITY
- DEMOGRAPHICS
- SCHOOLS
- HELPFUL LINKS



Local Hazard Mitigation Plan

Major natural disasters will strike the Bay Area again during the next several years. See what Union City and the region are doing with the Multi-Jurisdictional Local Hazard Mitigation Plan. This effort is sponsored by the Association of Bay Area Governments.

Additional Information

[Presentation: Multi-Jurisdictional Local Hazard Mitigation Plan City of Union City](#)

[Report to the City Council on the Association of Bay Area Governments' Multi-Jurisdictional Local Hazard Mitigation Plan](#)

[2009 Final Draft Strategies](#)

We will be accepting comments on the Union City Mitigation Strategies through September 18, 2009

Questions or comments? Please contact us at LHMP@unioncity.org

[Association of Bay Area Governments \(ABAG\) Local Hazard Mitigation Planning website](#)

The UPDATE process includes several workshops and forums. The next forum to discuss regional priorities for mitigation strategies is open to the public.

Thursday, September 17, 2009 - 7:00 p.m.
ABAG Offices
MetroCenter Building, Auditorium
101 Eighth Street, Oakland, CA

Discussion of Regional Priorities for Mitigation of Natural Hazards Impacts AND the priorities for ABAG itself. Pre-registration is not required.



Unearthing the Ice Age of Irvington

By JOYCE BLUEFORD

The Tri City area has many natural geological wonders that the Math Science Nucleus, a non profit organization, is bringing to the attention of the community through the Children's Natural History Museum. This series of articles, beginning in the July 29, 2009 issue of Tri-City Voice newspaper, will allow the reader to understand their worldwide significance. If interested in helping out with the unfolding concept plan please contact the author (blueford@msnucleus.org).

Wesley Gordon, Sr. Protector of the Irvington Fossils

Wesley (Wes) Gordon, Sr. was born in Michigan but when he was a teenager the family moved to San Jose. In 1934 at the insistence of friends, Wes returned to school at San Jose State and moved to Niles (Fremont) as a student pastor. While in school he taught Drama at Washington High School in Centerville and established a creative writing group.

In the early 1940's Wes Gordon started a "Rock Hound" group for children in the Hayward area. In 1944, Wes took a group of school aged boys, including his three sons,



Wes Gordon showing students specimens in the 1970s.

Involved students spent around 15 hours a week working on digging and preparing fossils they had collected. Most of the tens of thousands of fossils found were donated to the University of California Paleontology Museum because, as the boys code went, "What we find belongs to the

als. Wes got together with the citizens of Hayward and started a call for a museum in Hayward to house the collection. Through the 1950's there were small displays at state fairs, storefronts and public areas, but the collection needed a permanent home to fulfill the Boy



UNION CITY AND THE MULTI-JURISDICTIONAL LOCAL HAZARDS MITIGATION PLAN

The Association of Bay Area Governments is leading the effort to prepare a multi-jurisdictional Local Hazards Mitigation Plan. Come hear about Union City's participation.

City Council Meeting
 When: August 25, 2009 @ 7:00 p.m.
 Where: City Council Chambers
 34009 Alvarado-Niles road
 Union City, CA 94587

For further information please call (510) 675-5319

CITY OF UNION CITY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Union City for the purpose of considering the following project application:

Zoning Text Amendment (AT-03-09)
 Introduction of Ordinance for Municipal Code Amendment, AT-03-09, to amend Chapter 18.40 Article II of the Municipal Code, the ML (Light Industrial) Zoning District Regulations, generally as follows:

- To modify the permitted uses and performance standards to restrict outdoor storage under specified circumstances;
- To require that specified uses provide office and employee facilities in a completely enclosed building; and
- To provide for amortization of non-conforming uses in the Redevelopment Project Area.

Notice is also given that the project is within the scope of the Program analyzed in the 2002 General Plan Update EIR. The EIR adequately describes the activities involved in the project and is available for review at City Hall during normal business hours.

CITY COUNCIL MEETING
 Tuesday, August 25, 2009

Said hearing will be held at 7:00 p.m. In the Council Chambers of City Hall, 34009 Alvarado-Niles Road, Union City.

The Planning Commission reviewed the applications at its July 16, 2009 meeting and recommended approval on a 3-1 vote.

For further information on this project contact Avalon Schultz, Associate Planner, at (510) 675-5321. Written comments regarding this project should be received by the Planning Division prior to Tuesday, August 25, 2009.

City Hall is accessible by Union City Transit lines 1A, 1B, 3, 4 and AC Transit line 97. BART riders can transfer to these bus routes at the UC BART station. For information, please contact: Union City Transit at (510) 471-1411, AC Transit at (510) 891-4777, or BART at (510) 465-2278.

JOAN MALLOY
 Economic & Community Development Director

NOTICE OF A PUBLIC SCOPING MEETING



Public Notice

Disaster Preparedness..... Learn how you can get involved

The Association of Bay Area Governments is leading the effort to prepare a multi-jurisdictional Local Hazards Mitigation Plan

Come hear about Union City's participation

Union City will hold two public meetings that will cover the same material.
Please come to one.

East Side Meeting

Date: Monday, September 14, 2009
Time: 7:00 PM
Place: City Hall,
34009 Alvarado-Niles Road
Union City, California

West Side Meeting

Date: Monday, September 21, 2009
Time: 7:00 PM
Place: Holly Community Center
31600 Alvarado Boulevard
Union City, California





Exhibit C - Future Mitigation Actions and Priorities

Exhibit C to 2010 Union City Annex

Mitigation Project	2010 MJ-LHMP Strategy Number	Applies to New or Existing Assets	Hazard Mitigated	Responsible Agency	Implementation	Estimated Cost	Anticipated Funding Source	Anticipated Schedule	Comments
Ensure critical intersection traffic lights function following loss of power	INFR a-9	Existing	All	Public Works	Continue to implement battery back-up for 90% of signals is in place	\$25,000	Landscape and Lighting Funds	Completed 2011	
Expedite the funding and retrofit of seismically deficient bridges and road structures	INFR b-1	Existing bridges	EQ	Public Works	Seismically retrofit Decoto Road and Alameda Creek and Whipple Road at BART	\$4 M	Federal Highway Bridge Rehabilitation and Replacement funds and Proposition 1B funds	Completed 2013-2015	
Retrofit or replace critical facilities that are shown to be vulnerable to damage in natural disasters	GOVT a-2	Existing	All	Public Works	Civic Center earthquake retrofit	\$2 M	Capital Facilities Fund	Completed 2013-2015	City assesses vulnerability of critical facility one at a time. Next facilities to be assessed include Fire Stations 31 and 32.
Develop a continuity of operations plan that includes back-up storage of vital records if normal operations are disrupted	GOVT b-5	Existing	All	Administrative Services	Provide computer system continuity and build in a redundant computer network that is off-site and/or out of the area	\$0.5M	General Fund	Completed 2013-2015	City is working towards replacing existing computer network; building/installing a network off-site from city hall; and funding the operation through a lease-purchase program.
Participate in developing and maintaining a system of interoperable communications for first responders from cities, counties, special districts, state and federal agencies	GOVT c-7	New	All	City	East Bay Regional Communications System Authority will create a new communication system to replace the patchwork of systems currently used in Contra Costa and Alameda Counties	Total Cost \$69,952,910	Alameda and Contra Costa County Bond Funds and grants	2013/14	Union City is part of the East Bay Regional Communications system, a Joint Powers Authority that includes 36 member agencies of both counties. Funding and implementation will be through the JPA.



Exhibit D - Union City Mitigation Strategy Spreadsheet

[Available on LHMP CD or at <http://www.abag.ca.gov/bayarea/eqmaps/mitigation/strategy.html>]